

2004

# NORTH SAN JOSE 2030

## Area Development Policy Update

2030



# North San Jose 2004



## Facts

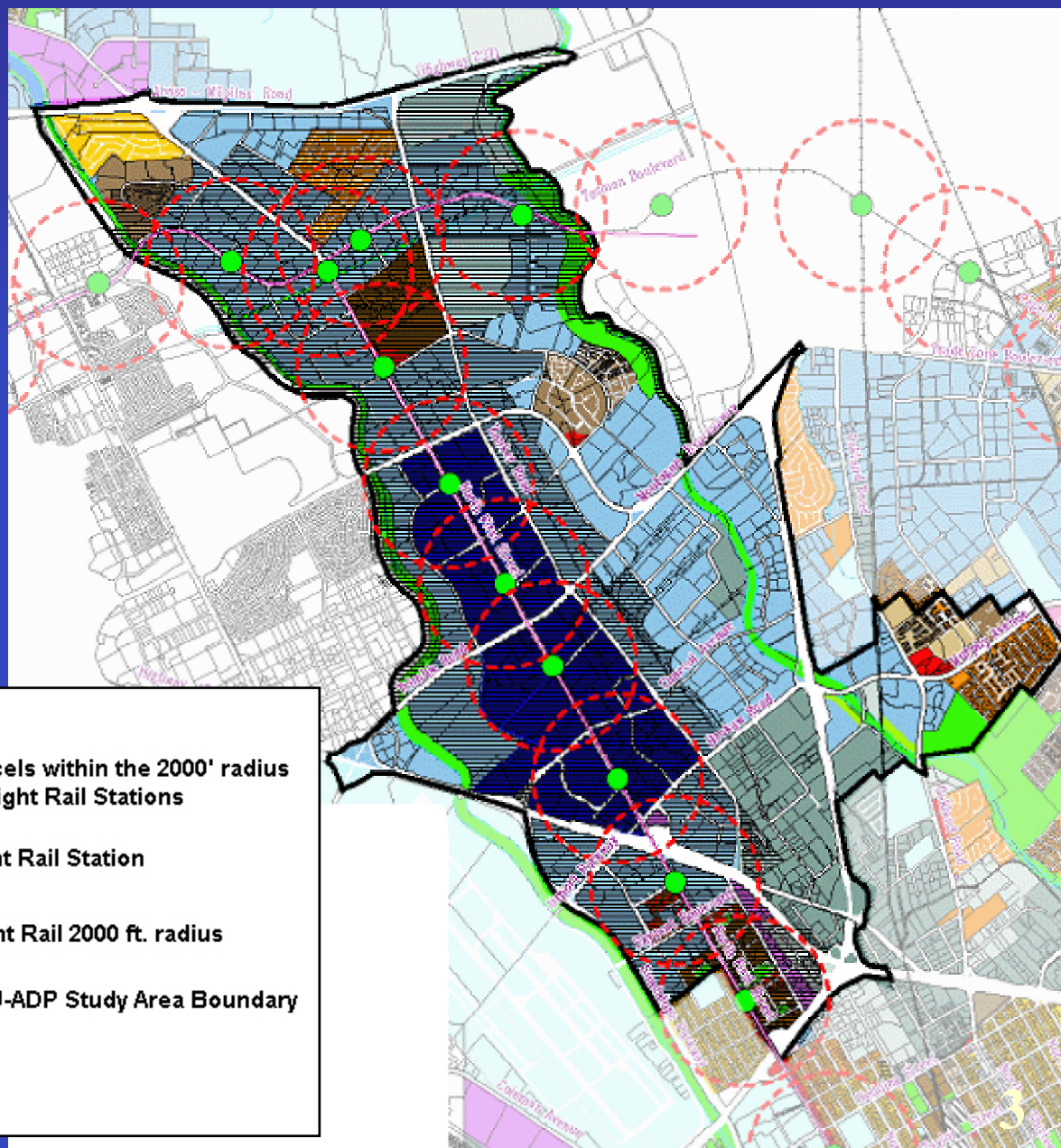
- 4,700 acres
- 42 million square feet of industrial space
- Average FAR = 0.34
- 1,200 companies
- 60,000 jobs
- 6,675 housing units
- 3,000 hotel rooms
- 200,000 square feet of retail space












# North San Jose 2004

## Current Policy

- Policy Base  
Maximum  
FAR = 0.35
- Light Rail Corridor  
FAR = 0.40



### LAND USE

	Medium Low Density Residential (8 DU/AC)		Parcels within the 2000' radius of Light Rail Stations
	Medium Density Residential (8-16 DU/AC)		Light Rail Station
	High Density Residential (25-50 DU/AC)		Light Rail 2000 ft. radius
	Transit Corridor Residential (20+ DU/AC)		NSJ-ADP Study Area Boundary
	Industrial Park		

# North San Jose 2030 Goals

- **Promote Economic Activity** – Provide additional long-term development capacity to support the creation of up to 68,000 new jobs along the North San Jose First Street corridor.
- **Promote Livability** – Add new housing and retail development in close proximity to new jobs, amenities and transit infrastructure.
- **Promote Long-term Vitality** – Establish fair-share funding mechanisms for infrastructure improvements necessary to support new development and maximize use of existing infrastructure.

# North San Jose 2030 Opportunities

- Capitalize on current real estate market conditions and corporate interest
- Facilitate private investment
- Enhance Tax Increment Revenue and General Fund Revenue
- Position San Jose for continued economic growth over the next 25 years





# North San Jose 2030 Industrial Development

## Promote Industrial Development

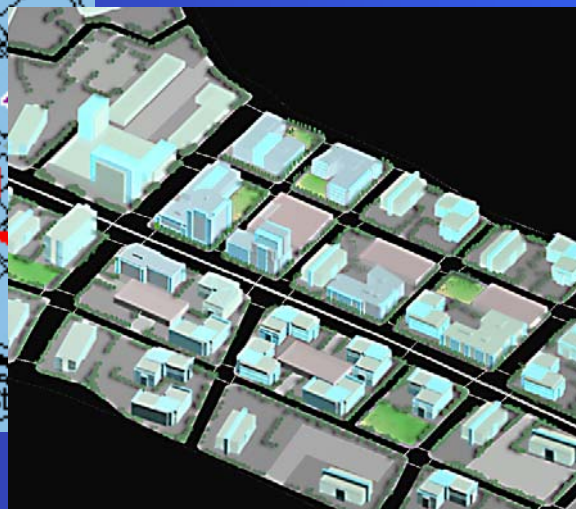
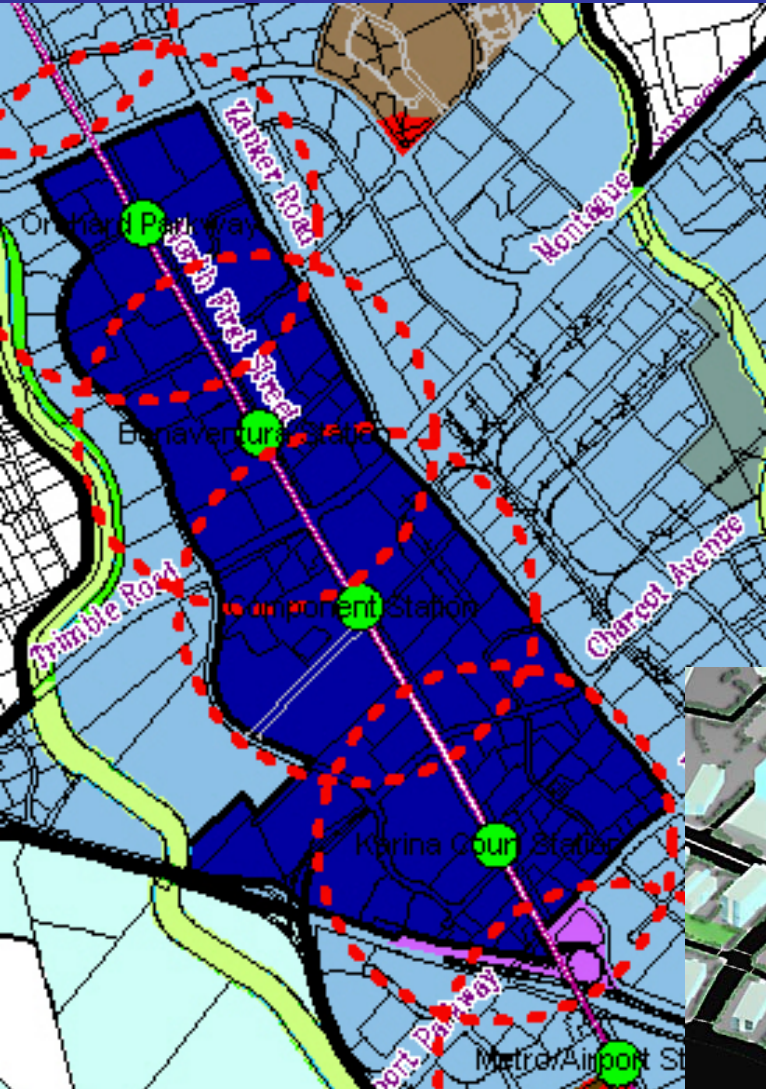
- Allow build out of 35% and 40% FAR Caps
- Provide 20 million square feet of additional capacity for new research and development and office space
- Complete traffic analysis for new industrial development



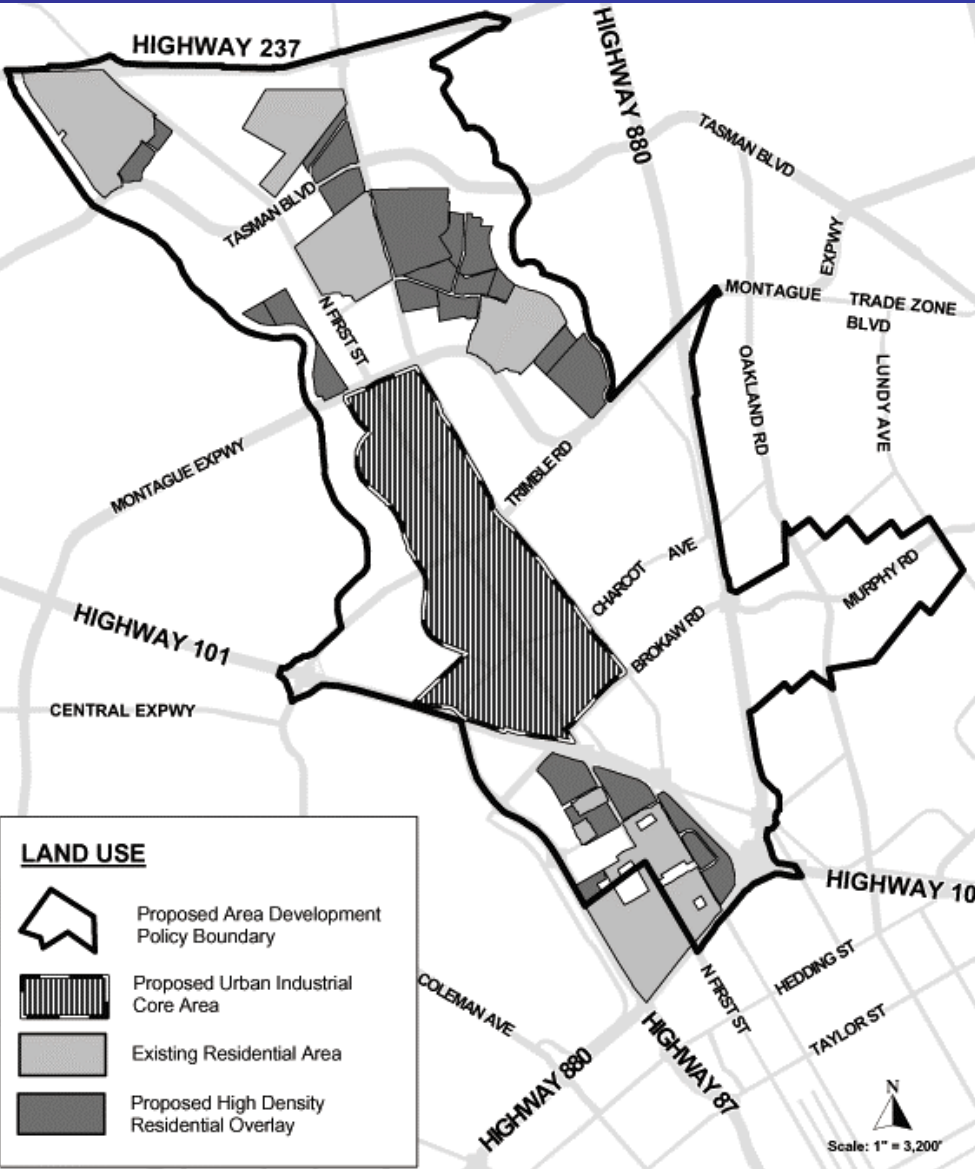
# North San Jose 2030 Industrial Development

## Corporate Industrial Core Area

- Concentrate 16 million square feet along North First Street
- Focus on high-tech jobs and corporate headquarters



# North San Jose 2030 Residential Development



## High-Density Residential Overlay

- 400 acre area identified for potential residential and supporting uses
- Consider General Plan Amendments for conversion of up to 285 acres for residential use
- Minimum net density of 55 DU/AC for 200 Acres
- Minimum net density of 90 DU/AC for 85 Acres



# North San Jose 2030 Residential Development

## Build Positive Living Environments

- Connect to existing residential areas
- Build pedestrian amenities and strong links to transit
- Provide supporting parks, schools and commercial uses



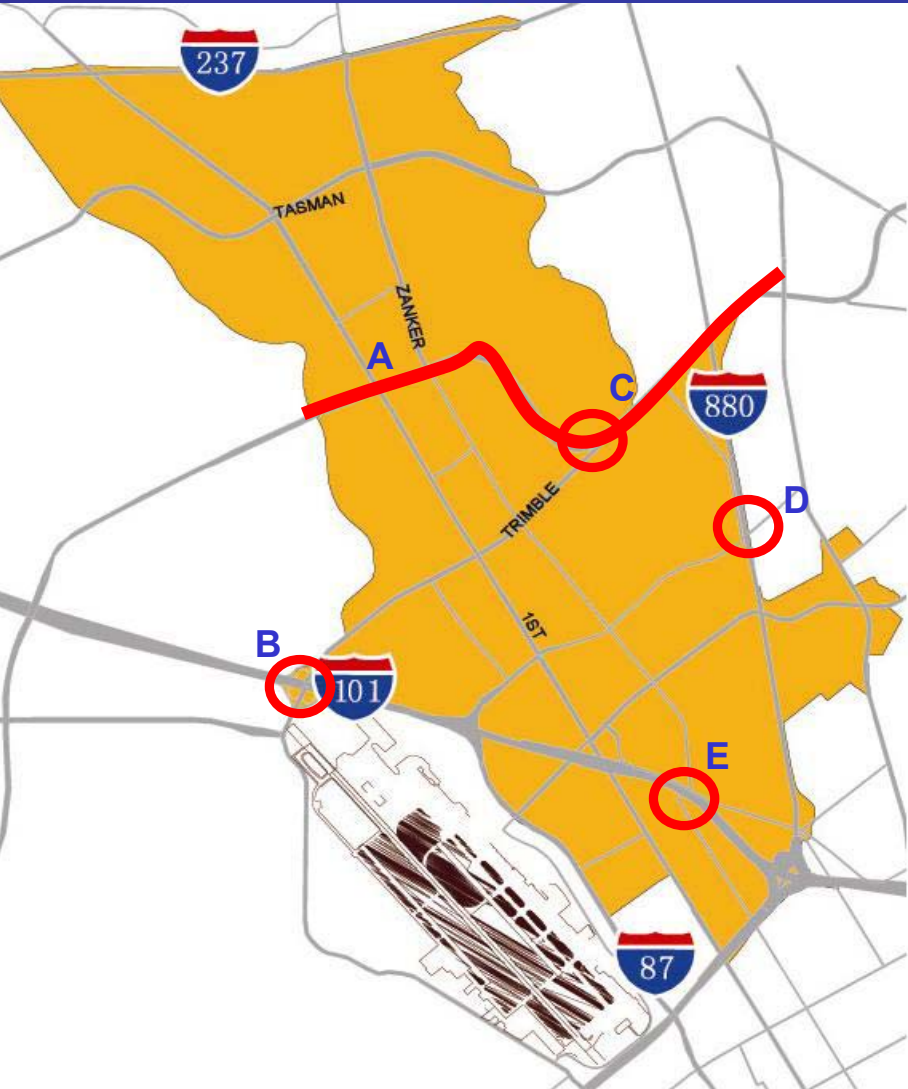
# North San Jose 2030 Transportation Improvements

- \$370 million in funding for City roadway improvements
- Funded through a fair share Development Impact Fee and/or a Community Facilities District
- Proposed \$30 Million Redevelopment Investment in infrastructure
- Deficiency Plan funding for pedestrian and transit facilities
- Address traffic impacts to Downtown and adjacent neighborhoods





# North San Jose 2030 Transportation Improvements



## 7 Major Roadway Improvements:

- A. Widen Montague
- B. Finish 101/Trimble
- C. Montague/Trimble flyover
- D. 880/Charcot Overpass
- E. 101/Zanker/Skyport Overpass
- F. Mabury Interchange

## 16 NSJ Intersection Improvements

# North San Jose 2030 Transportation Improvements

## Refined Street Grid System:

- Supports Core Area intensification
- Provides traffic capacity, service access and pedestrian connectivity





# North San Jose 2030 Transportation Improvements

## Other Improvements:

- Improvements to 16 Intersections outside of NSJ
- Funding for Downtown “Couplet” conversions
- Implement TDM Measures + Establish transit shuttles, including connections to future BART stations
- Streetscape & gateway improvements
- Complete Coyote Creek and Guadalupe River trail systems



# North San Jose 2030 Phasing

- Development of Jobs, Housing and Infrastructure are linked together
- Improvements scheduled in 4 phases
- 5 million square feet of industrial at each phase
- 4,000-6,000 residential units in each phase





# North San Jose 2030 Schedule

## **Public Outreach**

October – December 2004

## **Environmental Review**

- EIR public circulation

December – January 2004

## **2005 Winter General Plan Update**

- Planning Commission Hearing
- City Council Hearing

February 2005

March 2005